

Clinton Avenue Historic District  
North Smith House  
294 Clinton Avenue  
Kingston  
Ulster County  
New York

HABS No. NY-5561-C

HABS,  
NY,  
56-KING,  
21C-

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
Heritage Conservation and Recreation Service  
Department of the Interior  
Washington, D.C. 20243

HISTORIC AMERICAN BUILDINGS SURVEY HABS No. NY-5561-C

CLINTON AVENUE HISTORIC DISTRICT

NORTH SMITH HOUSE

Location: 294 Clinton Avenue, Kingston, Ulster County,  
New York.  
Latitude 41° 56' 04" Longitude 74° 01' 04"

Present Owner  
and Occupant: Mrs. Betty McKittrick.

Present Use: Apartment house.

Significance: This one-and-a-half-story Greek Revival cottage  
was built in the 1830s by entrepreneurs who  
leased the building to tenants.

PART I. HISTORICAL INFORMATION

A. Physical History:

- 1 Date of erection: The house was built circa 1831-37.
2. Architect: Unknown.
3. Original and subsequent owners:

1831 Deed: 30 September 1831, Recorded: 25  
October 1831  
liber 38, page 72  
John Sudam  
Mary H. Sudam, his wife  
to  
Joseph S. Smith

1839 Deed: 13 May 1839, Recorded: 14 May 1839  
liber 52, page 567  
Joseph S. Smith  
to  
Frederick Booker  
This is the southerly half of the lot Smith  
purchased from Sudam.

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- 1840     Warrant of Attachment: 5 August 1840  
         Recorded: 6 August 1840  
         liber 55, page 205  
         against Frederick Booker
- 1849     Deed: 1 May 1849, Recorded: 22 June 1849  
         liber 73, page 261  
         Andrew Russell  
         to  
         Caleb S. Clay
- 1860     Deed: 1 May 1860, Recorded: 23 May 1860  
         liber 112, page 233  
         Caleb S. Clay  
         Jane V. Clay, his wife  
         to  
         George Clay  
         The sale included the house and lot to the north  
         that Caleb Clay had purchased in 1845 (liber 64, page  
         319), thus rejoining the two halves of the property  
         that Sudam sold to Smith in 1831.
- 1870     Deed: 26 January 1870, Recorded: 21 February  
         1870  
         liber 160, page 200  
         George Clay  
         to  
         Rebecca S. Hollister, guardian of  
         Henrietta Armitage, and  
         Anna Maria Armitage, minors
- 1876     Deed: 28 January 1876, Recorded: 22 February 1876  
         liber 198, page 94  
         Rebecca S. Hollister  
         David M. Hollister, her husband  
         to  
         Henrietta Armitage  
         Anna Maria Armitage
- 1880     Deed: 1 March 1880, Recorded: 11 March 1880  
         liber 222, page 6  
         Henrietta Armitage  
         Anna Maria Armitage  
         to  
         Frederick L. Westbrook

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1881 Deed: 1 February 1881, Recorded: 5 February 1881  
liber 227, page 375  
Frederick L. Westbrook  
to  
McDonald Van Wagoner

Sale included only the northerly of the  
two houses and its lot.

1917 Will written: 10 January 1917, Proved:  
9 June 1917  
liber 9 of wills, page 353  
McDonald Van Wagoner  
to  
Clara P. Van Wagoner

1923 Will written: 27 April 1923, Proved: 30  
October 1923  
liber 11 of wills, page 317  
Clara P. Van Wagoner  
to  
Rachel S. Carter

1925 Deed: 1 May 1925, Recorded: 1 May 1925  
liber 510, page 194  
Rachel S. Carter  
to  
Clara M. Reed

1946 Deed: 26 April 1946, Recorded: 26 April 1946  
liber 664, page 443  
Clara M. Reed  
to  
Gerald G. Mc Kittrick

1947 Deed: 4 August 1947, Recorded: 13 January 1950  
liber 754, page 350  
Gerald G. Mc Kittrick  
to  
Betty Mc Kittrick

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4. Builder, contractor, suppliers: Not known.
5. Original plan and construction: Joseph S. Smith apparently had two nearly identical houses built for speculation on his lot in the 1830s. He then divided the lot in half and sold the two halves separately.
6. Alterations and additions: By 1849 Caleb S. Clay bought both pieces of the property. Sometime afterwards the two-bay addition was added to the south side of the northerly house making it symmetrical. This addition, however, was astride the old property line dividing the two plots, so that when the properties were divided again in 1881, the line had to be changed to skirt the building.

Since the addition was made, brackets have been added to the cornice, dormer windows added and an imitation stone facing applied over the clapboards on the front of the house.

B. Historical Events and Persons Connected with the Structure:

The builder and many of the owners of the house were entrepreneurs who leased the building to tenants. Until this century, few of the owners occupied the house.

C. Bibliography:

1. Primary and unpublished sources:

Deeds, County Clerk's Office, Ulster County Office Building  
Kingston, New York.

Wills, Surrogate's Office, Ulster County Office Building,  
Building, Kingston, New York.

Directories of Kingston and Rondout, collection of  
Senate House Museum, Kingston, New York.

2. Secondary and published sources:

Map of Ulster County. Philadelphia: Taintor, Dawson and  
Company, 1858.

Prepared by: William C. Badger  
Historian  
Historic American Buildings Survey  
Summer 1972

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PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The house is an example of a Greek Revival cottage.
2. Condition of fabric: The over-all condition of the house is good.

B. Description of Exterior:

1. Over-all dimensions: The house is approximately 31' 4" wide (five-bay front) and is one-and-a-half stoires. The rear is two-and-a-half stories.
2. Foundation: The house sits on a stone and brick foundation.
3. Wall construction, finish and color: The house has frame walls with brick nogging. Originally, the outside walls had clapboards but is now covered with gray artificial stone.
4. Structural system, framing: Wood frame construction with exterior stud walls supports the entire house. The roof structure is also of wood frame construction.
5. Porch: There is a one-story porch on the main floor of the building at the rear. It has modern steel columns supporting the floor and turned wooden columns supporting the roof.
6. Chimney: There is a brick chimney on the north side of the house.
7. Openings:
  - a. Doorway: The centrally located entrance doorway is of Greek Revival design with sidelights.
  - b. Windows and shutters: Wooden double-hung windows on the ground floor have six-over-six light sash. No shutters exist.

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8. Roof:

- a. Shape, covering: The house has a gable roof with asphalt shingles.
  - b. Dormers: There are three gabled dormers in the front and two in the rear. There are two six-over-six windows in each dormer and the sides are covered with asphalt shakes. These dormers are not original.
  - c. Cornice: There is a heavy wooden cornice with a row of guttae and brackets across the front of the house.
- C. Description of Interior: The house was inaccessible at the time the survey was being conducted by the Historic American Buildings Survey.
- C. Site: The house is located near the street on Clinton Avenue. It has a sloping rear yard.

Prepared by: William C. Badger

Historian

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PART III. PROJECT INFORMATION

The project was undertaken by the Historic American Buildings Survey (HABS) under joint sponsorship of the National Park Service and the Kingston Historic Landmarks Preservation Commission with financial assistance from the New York Council on the Arts. Measured and drawn during the summer of 1972 under the direction of John Poppeliers, chief of HABS and under the supervision of Roy Eugene Graham (University of Texas at Austin) by student architects Philip D. Ward (University of Washington), A. Carol Boerder (University of Texas at Austin), M. Morgan Gick (University of Notre Dame), and Stephen O. Fildes (Texas Tech University). The drawings were edited in December 1972 by architect John Burns. The written architectural and historical data was prepared by William C. Badger (University of Pennsylvania), the project historian, and edited in January 1980 by Susan McCown, a historian in the HABS office. The photos were taken in August 1973 by Jack E. Boucher of HABS staff.